



# Town of South Kingstown, Rhode Island

PLANNING DEPARTMENT  
180 High Street  
Wakefield, RI 02879  
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September 2, 2020

Morgan Schoen Hospitality, Inc.  
c/o Ryan Schoen  
12 Grand Street  
Stonington, CT 06378

RE: Shepherd's Run – Major Land Development Project  
Comprehensive Plan Amendment  
4780 Tower Hill Road  
South Kingstown Tax Assessor's Plat 50-4, Lot 12

Dear Mr. Schoen:

At the meeting of the South Kingstown Planning Board held on August 25, 2020 the Board voted as follows:

**Motion:** "In accordance with the 'Procedure for Amendments to the Comprehensive Plan' adopted by the South Kingstown Town Council on January 9, 1996, and later amended on February 23, 2009, the South Kingstown Planning Board hereby approves the application of Morgan Schoen Hospitality, Inc. to amend the Comprehensive Plan Land Use Plan Map 2.3 (Land Use Plan Map), Map 2.4 (Land Use Plan Map – Wakefield Detail), and Map 2.9 (Zoning) by changing the map designation of AP 50-4, Lot 12 from 'Residential Very Low Density' to 'Route 1 Special Management District', as well as the proposed text revisions to the description of the Route 1 Special Management District on page 19 of the Introduction, as well as Table 2 (Land Use Plan Map Categories) and Table 3 (Zoning Districts), to reflect the same. The purpose of this Comprehensive Plan amendment is to permit an application to amend the Town's Zoning Map designation of AP 50-4, Lot 12 from 'R80 - Rural Residential Low Density District' to 'Route 1 Special Management District' to proceed for consideration by the Town Council. The Planning Board's decision to approve the proposed Comprehensive Plan amendment is based on the following Findings of Fact:

### *Findings of Fact*

- A. The subject properties occupy the land northerly of Oliver Stedman Government Center and the land easterly of The Prout School.
- B. The subject property is zoned R80, bordered to the north and east by land zoned R80, to the south by land zoned Government Institutional (GI), and to the east by land zoned Route 1 Special Management District (SMD) on the western side of US Route 1.
- C. This amendment to the Comprehensive Community Plan is consistent with the 'Overall Goal of the Land Use Element' of the Plan 'To promote orderly growth patterns based upon the natural, cultural and historic character of the Town, the lands suitability for use and the aspirations of its citizens.'
- D. The Planning Board finds that the proposed amendment to the Town's Comprehensive Community Plan is consistent with the following goals of the Rhode Island Comprehensive Planning and Land Use Act (RIGL 45-22.2-3.c):

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B/P:1756/Pgs 79 - 80; (2 pgs)  
INST # 8514  
TOWN OF SOUTH KINGSTOWN, RI

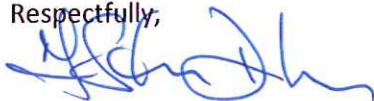
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- (1) To promote orderly growth and development that recognizes the natural characteristics of the land, its suitability for use, and the availability of existing and proposed public and/or private services and facilities.
  - (2) To promote an economic climate which increases quality job opportunities and overall economic well-being of each municipality and the state.
  - (4) To promote the protection of the natural, historic and cultural resources of each municipality and the state.
  - (6) To provide for the use of performance-based standards for development and to encourage the use of innovative development regulations and techniques that promote the development of land suitable for development while protecting our natural, cultural, historical, and recreational resources, and achieving a balanced pattern of land uses.”
- E. The Planning Board finds as a critical factor that the subject property is not undeveloped raw land, but rather is developed with a historically significant institutional building, landscaping and gardens, and that the development proposal to be supported by the proposed Comprehensive Plan amendment is based on the adaptive reuse and preservation of these important structures and features.

Said motion, made by Mr. Riendeau and duly seconded by Mr. Murphy, passed by unanimous poll vote, 6-0 (S. Axelrod; S. DiMasi; M. Mack; J. Murphy; J. Riendeau; P. Rubinoff; E. Torello).

In accordance with Section 505.1.D.3 of the Town of South Kingstown Zoning Ordinance, any party aggrieved by this decision shall have the right to appeal this decision to the Planning Board of Appeals in accordance with the procedure set forth in Article XII of the Subdivision and Land Development Regulations. The appeal must be taken within twenty (20) days of the day the decision is recorded and posted in the Town Clerk's Office.

Respectfully,



F. Steven DiMasi, Chair  
Planning Board

B/P=1756/80 INST# 8516